



**Newton Grange, Toronto, DL14 7RP**  
**2 Bed - House - Terraced**  
**£95,000**

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We welcome to the market this modern mid terraced property situated on the modern development of Newton Grange, well located in the village of Toronto - a short drive from Bishop Auckland town centre. It is also walking distance from "Kynren - An Epic Tale of England". This home would appeal to a variety of purchasers including first time buyers and those wishing to downsize.

The accommodation comprises of entrance hallway with ground floor separate WC, kitchen and living room with patio doors leading to the garden. On the first floor there are two bedrooms - the master having fitted storage, and bathroom/wc. Externally the garden at the rear of the house is low maintenance and comprises being mainly gravelled. To the front there is a single driveway and turning point with shared access.

To arrange a viewing please call Robinsons on 01388 458111

EPC Rating C / Council Tax Rating A / Tenure - Freehold

## GROUND FLOOR

### Entrance Hall

Entered via a Upvc door from the front and with laminate flooring and stairs to the first floor

### WC

With low level WC, wash hand basin, tiled splashbacks, Upvc window to the front and laminate flooring

### Lounge

14'7 x 13'11 (4.45m x 4.24m)

Open plan to kitchen and with Upvc patio doors leading to the rear garden, feature fire surround, under stair storage cupboard and laminate flooring.

### Kitchen

7'5 x 7'3 (2.26m x 2.21m)

Fitted with a range of wall and base units having contrasting worktops extending to breakfast bar and incorporating 1.5 single drainer stainless steel sink unit, gas hob, built under electric oven, Tiled splash backs, plumbing for automatic washing machine, space for fridge freezer and cupboard housing gas central heating boiler.

## FIRST FLOOR

### Landing

With loft access and storage cupboard

### Bedroom 1

13'11 x 10'3 (4.24m x 3.12m)

Fitted with built in wardrobes and and two Upvc double glazed windows to the front

### Bedroom 2

11'3 x 7'1 (3.43m x 2.16m)

With Upvc double glazed window to the rear

### Bathroom

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash basin, low level WC, tiled splash backs and Frosted Upvc window to the rear.

## EXTERNAL

To the front of the property there is a small open plan lawned garden with single driveway and access drive, which is owned by no. 2 but allows turning access for no. 3. To the rear there is a fence enclosed gravelled garden with decked patio.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15Mbps, Superfast 75Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1469 Min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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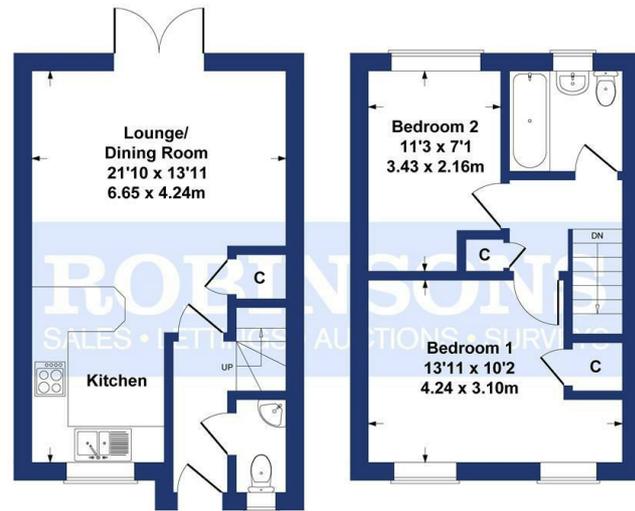
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## Newton Grange

Approximate Gross Internal Area  
625 sq ft - 58 sq m



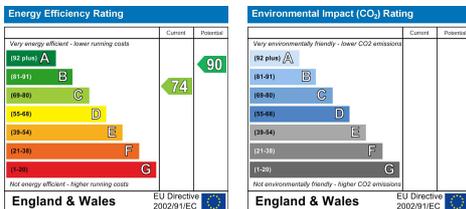
GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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